159.0	0011	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,300 /	679,300
					USE VALUE:	679,300 /	679,300
					ASSESSED:	679,300 /	679,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAY RICHARD H & LISA M CHIULLI
Owner 2:	TRS/ LAY FAMILY TRUST
Owner 3:	
Street 1:	36 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LAY RICHARD H & LISA M -
Owner 2:	-
Street 1:	36 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Vinyl Exterior and 1848 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	258,900	400	420,000	679,300
Total Card	0.138	258,900	400	420,000	679,300
Total Parcel	0.138	258,900	400	420,000	679,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.59 | /Parcel: 367.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 106307

GIS Ref

GIS Ref

Insp Date 05/23/18

!12472!

PREVIOUS ASSESSMENT

Parcel ID 159.0-0011-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,900	400	6,000.	420,000	679,300	679,300	Year End Roll	12/18/2019
2019	101	FV	213,900	400	6,000.	420,000	634,300	634,300	Year End Roll	1/3/2019
2018	101	FV	222,700	400	6,000.	354,000	577,100	577,100	Year End Roll	12/20/2017
2017	101	FV	222,700	400	6,000.	324,000	547,100	547,100	Year End Roll	1/3/2017
2016	101	FV	222,700	400	6,000.	276,000	499,100	499,100	Year End	1/4/2016
2015	101	FV	209,500	500	6,000.	240,000	450,000	450,000	Year End Roll	12/11/2014
2014	101	FV	209,500	500	6,000.	222,000	432,000	432,000	Year End Roll	12/16/2013
2013	101	FV	209,500	500	6,000.	211,200	421,200	421,200		12/13/2012

PRINT

Date	Time
12/11/20	02:33:30

LAST REV

Date	Time
07/11/19	12:23:47

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12472

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAY RICHARD H &	72796-506	1	6/20/2019	Convenience	1	No	No		
ROSSI DONALD S	59076-461		5/11/2012		456,500	No	No		
	7103-202		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2008	811	Demo Poo	4,500					
11/18/2004	1119	Manual	4,200	C		G6	GR FY06	ADD FRT PORTICO OV
5/18/1994	212	Manual	7,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	Meas/Inspect	BS	Barbara S
8/11/2012	MLS	EMK	Ellen K
10/15/2008	Meas/Inspect	189	PATRIOT
12/7/1999	Meas/Inspect	256	PATRIOT
7/14/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106307
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21818185
Const Adj.:	0.99643499
Adj $ / SQ:	127.453
Other Features:	92324
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375213
Depreciation:	116316
Depreciated Total:	258897

COMMENTS

OF=SINK ON FLL/BASMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 3 | Baths: 1 | HB 1

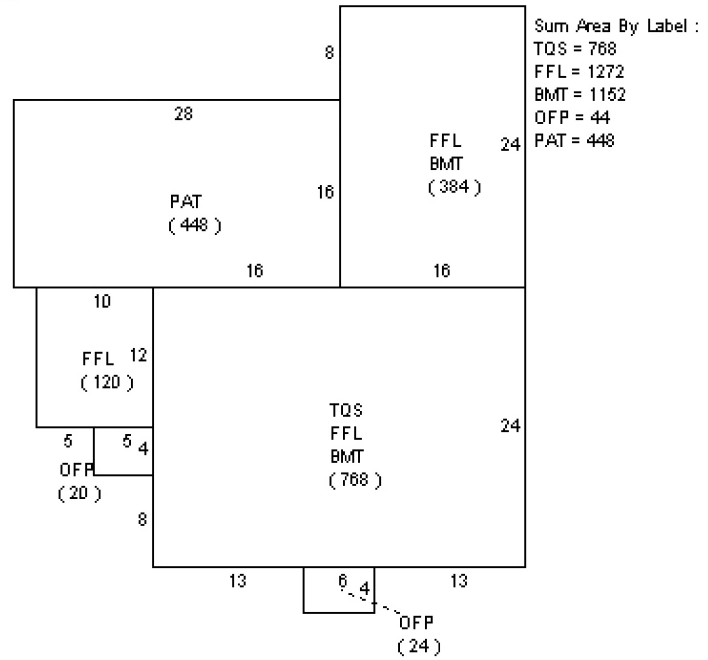
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



Sum Area By Label :
TQS = 768
FFL = 1272
BMT = 1152
OFP = 44
PAT = 448

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	127.45
Special Features:	0	Val/Su Net:	74.14
Final Total:	258900	Val/Su SzAd	140.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,272	127.450	162,120
BMT	Basement	1,152	38.240	44,048
TQS	3/4 Story	576	127.450	73,413
PAT	Patio	448	3.080	1,378
OFP	Open Porch	44	43.840	1,929

Net Sketched Area: 3,492 | Total: 282,888

Size Ad 1848 | Gross Are 3684 | FinArea 1848

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0011-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8 X 16	A	AV	1972	5.18	T	37.6	101			400			400

More: N | Total Yard Items: 400 | Total Special Featues: | Total: 400